

Lyons Exchange Center

6401 Lyons Road
Coconut Creek, FL



VICINITY MAP

ALL WORK TO COMPLY WITH THE FOLLOWING CODES:

THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH ALL CITY OF COCONUT CREEK BUILDING DEPARTMENT REQUIREMENTS AND AMENDMENTS, BROWARD COUNTY REQUIREMENTS AND FOLLOWING CODES:

- 2017 FLORIDA BUILDING CODE
- NATIONAL ELECTRICAL CODE 2014
- 2017 THE FLORIDA FIRE PREVENTION CODE
- NFPA-101, 2015 EDITION W/ FLORIDA AMENDMENTS
- NFPA 1 UNIFORM FIRE CODE 2015 W/ FLORIDA AMENDMENTS
- FLORIDA STATUTES
- FLORIDA ADMINISTRATIVE CODE

PROPERTY OWNER/DEVELOPER (BUTTERS ACQUISITION, LLC) IS TO MAINTAIN THE GREEN COMPONENTS FOR THE LIFE OF THE BUILDING.

NOTES

OWNER:

BUTTERS ACQUISITIONS LLC
6820 Lyons Tech. Cir., Ste. 100
Coconut Creek, FL 33073
Contact: Malcolm Butters
T - 954-312-2400
E - msbutters@butters.com

ARCHITECT:

HNM ARCHITECTURE, LLC
3705 North Federal Highway
Delray Beach, FL 33435
Contact: Jaime O. Mayo
T - 561-733-2225
E - jmayo@hnm-architecture.com

LANDSCAPE:

LYNN BENDER LANDSCAPE ARCHITECTURE
5610 Adair Way
Lake Worth, FL 33467
Contact: Lynn Bender
T - 561-644-3237
E - lbenderlarch@outlook.com

GENERAL CONTRACTOR:

BUTTERS CONSTRUCTION & DEVELOPMENT
6820 Lyons Tech. Cir., Ste. 100
Coconut Creek, FL 33073
Contact: Adam Vaisman
T - 954-312-2400
E - Avaisman@butters.com

CIVIL:

CAUFIELD & WHEELER, INC.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
Contact: John F. Wheeler
T - 561-392-1991
E - john@cwiasoc.com

SITE & BUILDING STATISTICS

ZONING CLASSIFICATION: 10-1 (Industrial Office)
GROSS SITE AREA: 305,799.96 sf or 7.02 Acres

MAX LOT COVERAGE: 35.00% or 107,029.98 sf
PROPOSED LOT COVERAGE: 33.80% or 103,356 sf

MAX ALLOWABLE BLDG HT: 48'-0"
MAX PROPOSED BLDG HT: 44'-0"

PREVIOUS AREAS

MIN. OPEN SPACE REQD: 61,159.99 sf (20.00% of Net Site Area)
PROPOSED OPEN AREA: 105,307.08 sf (34.44% of Net Site Area)

IMPERVIOUS AREAS

GROSS BUILDING AREA: 103,356 sf (33.80% of Site Area)
VEHICULAR USE AREA (VUA): 89,747.36 sf (29.35% of Site Area)
MISC. CONCRETE AREAS: 7,389.52 sf (2.41% of Site Area)
(Walks/Curbing/Dumpster/Stairs/Ramps)

TYPE OF OCCUPANCY: F 1- MODERATE-HAZARD FACTORY INDUSTRIAL
- AS PER FBC 306.2 W/ ACCESSORY USE
BUSINESS (B) AREA- AS PER FBC 304.1

TYPE OF CONSTRUCTION: Type IIIB (Fully Sprinklered)

ALLOWABLE BUILDING AREA: UNLIMITED

(per FBC 507.4 'Sprinklered, one-story buildings') : Fully Sprinklered Building, surrounded and adjoined by public ways or yards not less than 60 feet in width

PARKING CALCULATIONS

Gross Building Area: 103,356 sf
less exterior entry area: 930.28 sf
less meter/pump room: 558.44 sf
Net Building Area: 101,867.28 sf

10.0% Office Area: 10,186.73 sf
@ 1/300 sf = 34 Stalls Req'd
90.0% Warehouse Area: 91,680.55 sf
@ 1/2000 sf = 46 Stalls Req'd

TOTAL PARKING REQUIRED: 80 Stalls
TOTAL PARKING PROVIDED: 82 Stalls (includ 5 HC stalls)

A-0.0 COVER SHEET

SITE PLAN:

A-0.1 SITE PLAN
A-0.1.1 LANDSCAPE AREA AT BUILDING DIAGRAM SITE PLAN
A-0.2 PHOTOMETRIC SITE PLAN
A-0.3 SITE PLAN DETAILS

SURVEY:

SURVEY

RECORDED PLAT:

RECORDED PLAT (SHEET 1 OF 2)
RECORDED PLAT (SHEET 2 OF 2)

ARCHITECTURAL:

A-1.0 PARTIAL FLOOR PLAN
A-1.1 PARTIAL FLOOR PLAN
A-4.0 NORTH AND WEST ELEVATIONS
A-4.1 SOUTH AND EAST ELEVATIONS

LANDSCAPE:

LP1 OVERALL LANDSCAPE PLAN
LP2 LANDSCAPE PLAN
LP3 LANDSCAPE PLAN
LP4 LANDSCAPE PLAN
LP5 LANDSCAPE PLAN
LP6 LANDSCAPE DETAILS & SPECIFICATIONS

CIVIL:

COV-1 COVER SHEET
PD-1 PAVING, GRADING, & DRAINAGE PLAN
PP-1 POLLUTION PREVENTION PLAN
PD-2 PAVING, GRADING, & DRAINAGE DETAILS
PD-3 PAVING, GRADING, & DRAINAGE DETAILS
PD-4 PAVING, GRADING, & DRAINAGE DETAILS
PD-5 PAVING, GRADING, & DRAINAGE DETAILS
WS-1 WATER DISTRIBUTION & SANITARY SEWER PLAN
WS-2 SANITARY SEWER PROFILE
WS-3 WATER DISTRIBUTION & SANITARY SEWER DETAILS
WS-4 WATER DISTRIBUTION & SANITARY SEWER DETAILS
WS-5 WATER DISTRIBUTION & SANITARY SEWER DETAILS
VM-1 VEHICULAR MOVEMENT PLAN
TL-1 PROPOSED ENTRANCE & TURN LANE PLAN
TL-2 PAVEMENT MARKINGS AND SIGNS DETAILS

Lyons Exchange Center
SPECULATIVE INDUSTRIAL BUILDING

6401 Lyons Road
Coconut Creek, Florida

2019-05-14
DRC COMMENTS-5

2019-04-08
DRC-4 - CLIENT REV./EAST LOOP DRIVE

2019-02-18
DRC CMNTS-3/LYONS RD ACCESS REV.

2018-11-06
DRC COMMENTS/CLIENT REVISION-2

2018-10-01
DRC COMMENTS-1

No. DATE
REVISION

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

HNM
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STATE OF FLORIDA
MICHAEL W. HANLON
REGISTERED ARCHITECT
AR 0017270

MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER AB001270

ELECTRONIC SIGNATURE SERIAL NUMBER

HNM PROJECT NUMBER:

18-030

ISSUED DATE:

2019-05-14

SCALE:

N.T.S.

TITLE:

COVER SHEET

DRAWING NUMBER:

A-0.0

PROJECT TEAM

SITE AND BUILDING STATISTICS

DRAWING INDEX